



## 10 Arlington Crescent Ocean Grove VIC

3 2 1

### The Feel:

Occupying a sought-after address close to schools, shops and sporting facilities, this well-maintained 3-bedroom home offers an enviable lifestyle package for families, first home buyers or discerning investors in one of the Bellarine's most thriving locales. A neat single-level floorplan celebrates effortless coastal living, with banks of glass flooding the home in natural light and uniting indoor and outdoor spaces. A spacious level allotment adds to the appeal with a huge north-facing rear yard providing an abundance of sun-drenched space to enjoy now or consider the options for the future.

### The Facts:

- Neat-as-a-pin single level home, located in a quiet enclave close to a key family-friendly amenities
- Walk to Ocean Grove's school precinct (3mins), Market Place Shopping Centre (3mins), and sporting facilities (10mins)
- Impressive level allotment of 630sqm (approx.) includes a secure yard offering an abundance of space for kids to run and play, with flexibility to add a pool or outdoor entertaining area (STCA)

**Price** : \$ 900,000

**Land Size** : 630 sqm

**View** : <https://www.bellarineproperty.com.au/7436576>



**Toby Lee**  
03 5254 3100



**Andrew Kibbis**  
03 5254 3100



3 2 1

## 10 Arlington Crescent, Ocean Grove

**bellarine** property  
rentals. commercial. sales. projects.

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.